



9, Carisbrooke Court, New Milton, BH25 5US

£425,000

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*9 Carisbrooke Court
New Milton
Hampshire
BH25 5US*

This lovely four bedroom detached house is situated in a popular development within walking distance of the local schools and town center. The property offers bright and spacious accommodation, with a generous kitchen/dining room, a separate utility room, a ground floor cloakroom, a secluded garden, a driveway, and a garage.

- Entrance Porch
- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Conservatory
- First Floor Landing
- Four Bedrooms
- Family Bathroom



The Property

Entrance porch with useful coat hooks and access through to the hallway.

Hallway with stairs leading to the first floor landing, a telephone point, and an understairs storage cupboard.

Ground floor cloakroom with a modern suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap and storage beneath, tiled walls, and a UPVC window.

The sitting room is situated at the front of the property with an open fire with a marble hearth and surround, a TV aerial point, a bright double aspect, a large double radiator, and double casement doors leading through to the kitchen/dining room.

The kitchen/dining room is a particular feature of the property, with a bright triple aspect. The kitchen is fitted with a fantastic range of solid wood shaker style wall and base units, a contrasting quartz worktop, and engineered wood flooring. Integrated appliances include a sink with a mixer tap and drainer, a tall stand up fridge/freezer, a pull out larder, a range style cooker, recycle bins, and a wall mounted Glow Worm boiler.

This opens through to the dining area, which offers ample space for a four to six seater table and chairs. Sliding patio doors lead through to the conservatory and out to the garden.

The conservatory is constructed of dwarf cavity brick walls, UPVC double glazed windows, double casement doors opening onto the garden, and a polycarbonate roof.

The utility room has a stainless steel sink with a drainer, a worktop, space and plumbing for a washing machine, slimline dishwasher, and tumble dryer, a UPVC window, and a UPVC door leading out to the garden.

On the first floor landing is a UPVC window providing natural light, an airing cupboard housing the hot water cylinder and slated shelves for storage, and a hatch to the loft space.

The family bathroom has a modern suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap and storage beneath, a panelled bath with a mixer tap and independent thermostatic shower, a folding glass shower screen, a chrome heated towel rail, and a UPVC window.

On the first floor are four bedrooms, two of which are spacious doubles. The master bedroom is particularly spacious with a good range of built-in wardrobes and an outlook to the front.





Gardens & Grounds

To the front of the property there is a driveway offering parking for two vehicles, and giving easy access to the garage.

Garage with a pedestrian door to the rear, a cupboard housing the electrical consumer unit, electric and gas meters, a pitched tiled roof, and an up and over door.

To the rear of the property is a fantastic patio area, a large lawn, mature and colourful flower beds, a storage shed, a fishpond, a rear gate for access, and a pathway leading around to the garage with an outside tap. The rear garden is surrounded by high level fencing, making it extremely private and secluded.

Services

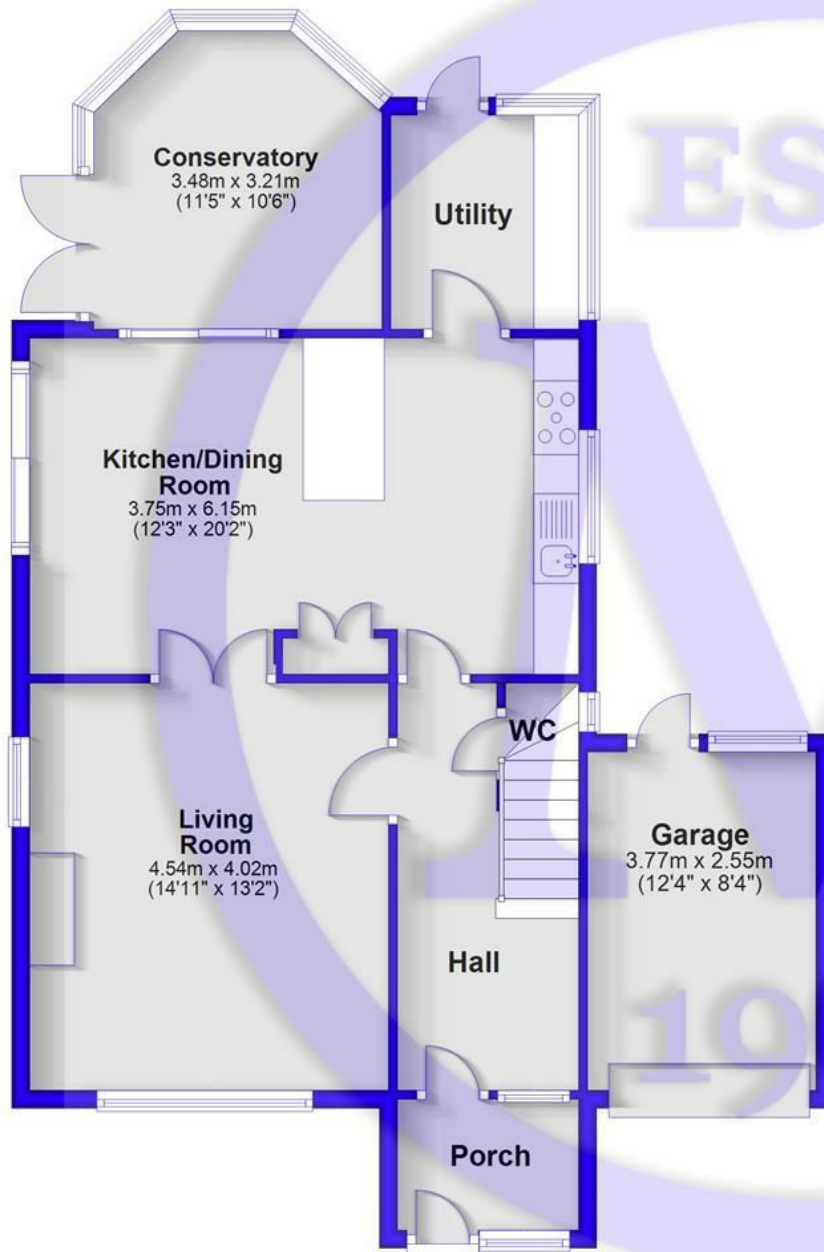
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating:

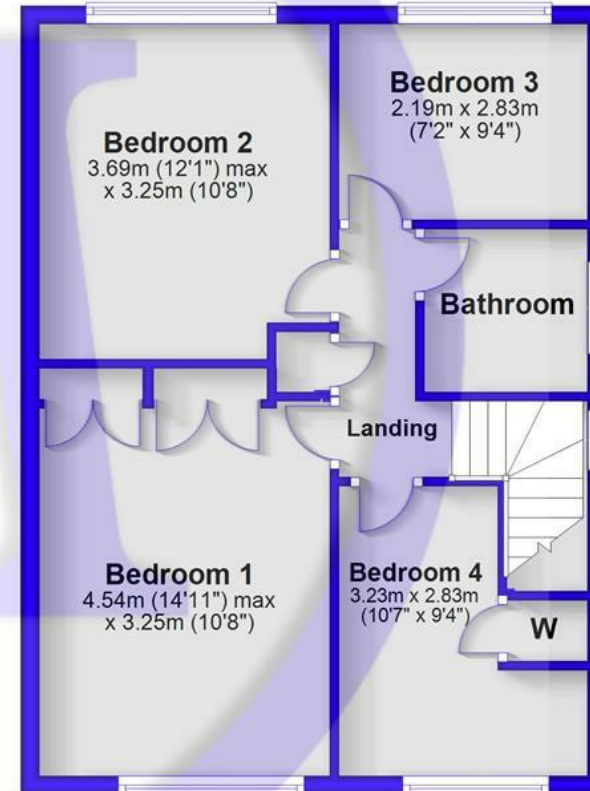
Ground Floor

Approx. 80.0 sq. metres (861.1 sq. feet)



First Floor

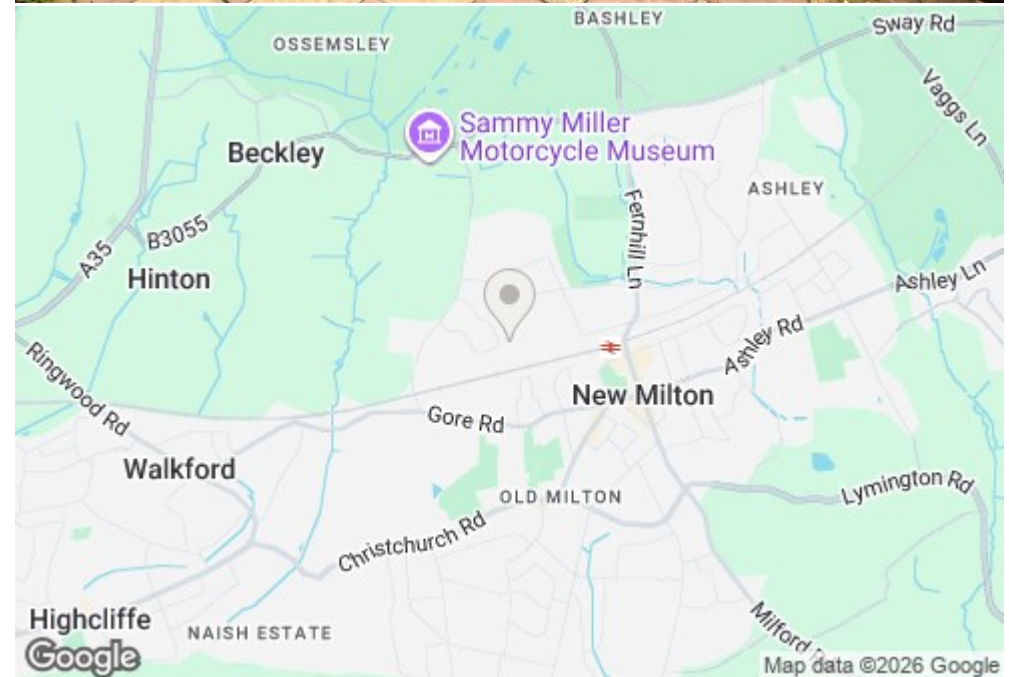
Approx. 51.3 sq. metres (552.3 sq. feet)



Total area: approx. 131.3 sq. metres (1413.4 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.





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